

City of West Hollywood Green Building Program Update

City Council
July 15th, 2019



City Council Direction

The Green Building Program Update addresses the following City Council Directives:

- Raising the Bar on Sustainable Building Practices (July 20, 2015)
- Establishing a Sustainable Roof Requirements for Projects in Commercial Zones (April 6, 2016)
- Compliance with California Green Building Standards Code (September 19, 2016)

Project Goals & Key Questions

Maintain a “**best-in-class**” green building program, recognizing the evolution of green building industry and responding to WeHo’s unique built environment

Key Questions:

1. What are the city’s current green building priorities?
2. Do we pursue a new iteration of a local point-based system?
3. Do we simply defer to LEED?
4. How do we align with and build upon the State’s requirements?
5. Do we still offer incentives for exemplary projects?

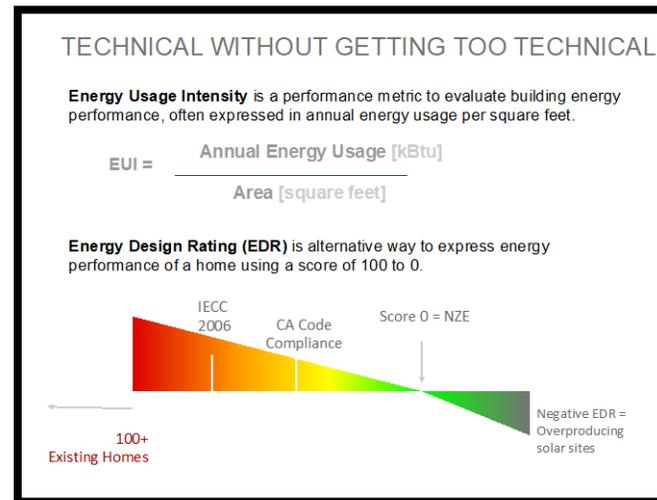
Stakeholder Working Group Meetings



Meeting #1: Introduction
West Hollywood Green Building Code v. CALGreen & LEED

Meeting Themes:

- Water Management
- Solid Waste Management
- Open Space & Tree Canopy



Meeting #2: Energy Modeling
The limits of solar and ZNE; areas for innovation

Meeting Themes:

- Energy
- Local Characteristics

Green Building Program Updated Framework Options

Approach	Code Change	Internal Checklist	3 rd Party Program
Green Building Standard	Zoning Code (Solar access, ventilation, daylight) Building Code (Battery-ready, microgrid, green roof, dual-plumbing, energy performance, lighting efficiency, air filters, water efficiency)	Wemo-specific checklist LEED GreenPoint Rated Enterprise Green Communities	LEED GreenPoint Rated Enterprise Green Communities
Applicability	All Buildings – New Construction and Major Remodels	All Buildings – New Construction and Major Remodels	All New Residential New Commercial and Major Remodels >25,000 sf
Administration	City Staff	City Staff or Consultant	3 rd Party (GBCI, BIG, EGC)
Incentives	Code Flexibility Case-By-Case Consideration for Innovation Fee Waiver Reduction	Code Flexibility Case-By-Case Consideration for Innovation Fee Waiver Reduction	Code Flexibility Case-By-Case Consideration for Innovation Fee Waiver Reduction Recognition
Estimated Cost	None	Registration (\$0) Certification (\$0.25/sf) Consultant (\$10,000)	Registration (\$12,000-\$60,000) Certification (\$0.50/sf) Consultant (\$25,000+)

Meeting #3: Draft Framework Options
Code change, Internal Checklist, 3rd Party Program

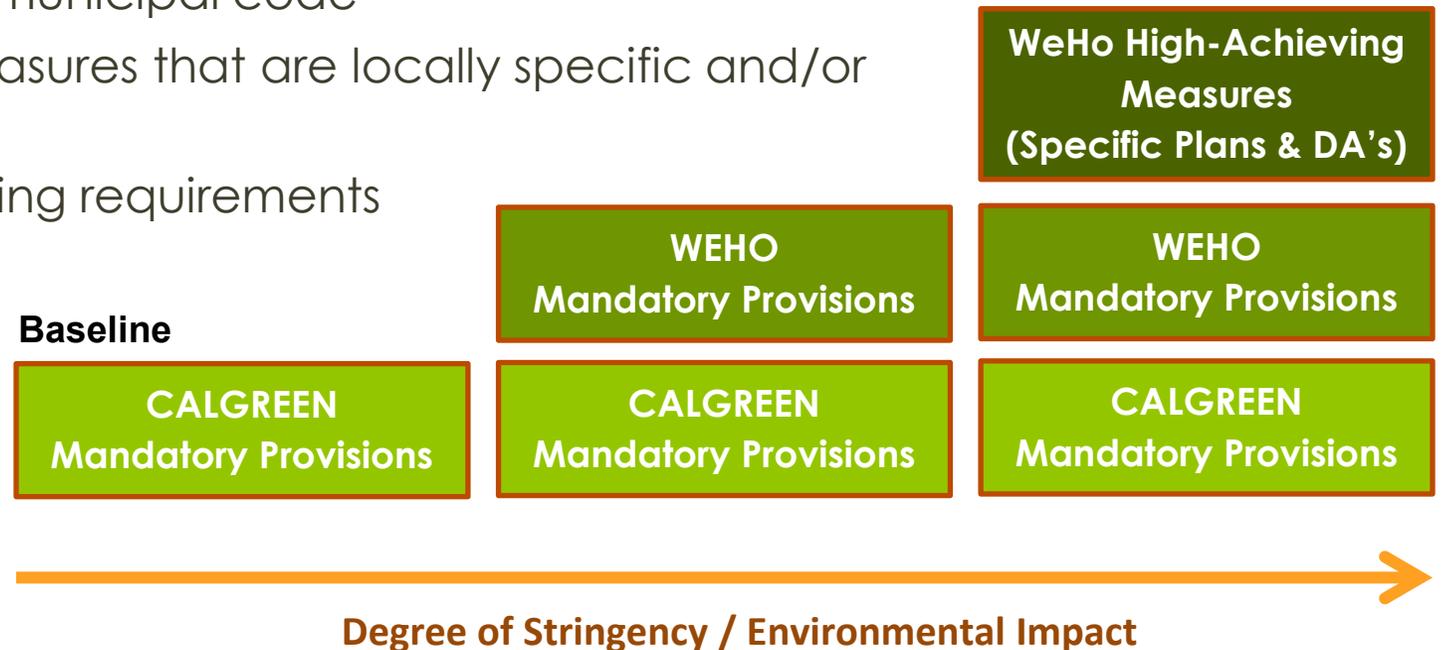
Meeting Themes:

- Administration & Implementation
- Program Metrics
- Education & Awareness

Green Building Program Framework

New Format

- Utilize existing state building code as basis for green building blocks
- Categorically align WeHo requirements with CALGreen
- Strikeout duplicate language in municipal code
- Keep existing green building measures that are locally specific and/or more stringent than state code
- Introduce new local green building requirements



Green Building Program Recommendations

Green Building Categories	Recommendation	Justification	Benefits
Site Planning & Design	<ul style="list-style-type: none"> Flexibility in development standards for open space/green space Sustainable roof treatments 	<ul style="list-style-type: none"> Flexibility in provision of open space, green space, and roof treatments allows for creativity in building and site design 	<ul style="list-style-type: none"> Urban cooling, stormwater management GHG emissions reductions/air quality Promotes clean energy
Energy Efficiency	<ul style="list-style-type: none"> Defer to 2019 Title 24 Energy Benchmarking readiness Strengthen commissioning & inspection processes 	<ul style="list-style-type: none"> Improves building performance Facilitates sustainable management of building operations 	<ul style="list-style-type: none"> GHG emissions reductions Forward-looking Builds resiliency
Water Efficiency	<ul style="list-style-type: none"> High efficiency fixtures & fittings Indoor & outdoor submetering MWELo 	<ul style="list-style-type: none"> Influences fixture selections Facilitates behavior change Requires climate-appropriate landscapes 	<ul style="list-style-type: none"> Water use & GHG emissions reductions Provides info on inefficiencies, use, leaks Urban cooling
Materials Conservation	<ul style="list-style-type: none"> Revised solid waste, recycling, & organics collection requirements Submit waste operations plan 	<ul style="list-style-type: none"> Prepares new construction for upcoming state requirements on organics collection 	<ul style="list-style-type: none"> Increases waste diversion Reduces GHG emissions
Environmental Quality	<ul style="list-style-type: none"> Follow existing State requirements 	<ul style="list-style-type: none"> State requirements are consistent with industry trends 	<ul style="list-style-type: none"> Public health, better indoor air quality
Other	<ul style="list-style-type: none"> Raises minimum certification level from LEED Certified to LEED Gold for public green buildings 	<ul style="list-style-type: none"> Consistent w/other municipalities Precursor to City's ZNE facilities plan City leads by example 	<ul style="list-style-type: none"> Reduced municipal GHG emissions Improved building operations & performance
High-Achieving Measures (Specific Plans & DA's only)	<ul style="list-style-type: none"> Highest thresholds for 3rd party certification Install graywater collection systems (indoor/outdoor) Minimum 50% of improvement over Energy Code standards 	<ul style="list-style-type: none"> 3rd-Party certs go above and beyond typical code requirements Complexities associated with graywater permitting regulations Premiums associated with NZE buildings and renewable energy 	<ul style="list-style-type: none"> Promotes very high standards in green building within city Promotes use of alternative water sources & GHG emissions reductions Allows flexible options for marketplace Builds resiliency

Implementation & Administration

- Outline and explain the overall steps for compliance with Green Building standards
 - Planning Review
 - Plan Check
 - Field Inspections
- Modify existing CALGreen checklists to include local WeHo measures
- Revise inspection card to integrate green building requirements, including standard procedures for HERs, commissioning, etc.
- Revamp and simplify green building webpage to host new program materials, procedures, required forms, and educational materials

Alternative Recommendation

- Modify ordinance to include voluntary high-achieving measures and eligible incentives for projects not seeking special approvals to go above and beyond

High-Achieving Measures: (Choose one)

- Highly-Energy Efficient Building: Perform 50% better than State Code
- Graywater Installation: Install an indoor or outdoor graywater system
- 3rd Party Rating System: LEED Platinum or Living Building Challenge

Incentives: (Choose one)

- Parking Reduction: 10-20% reduction, depending on land use
- Additional FAR: 0.1 Increase in FAR for commercial projects or mixed-use projects on commercially-zoned lots
- Additional Unit: Multi-family residential projects of 3+ units



Alternative Recommendation

- Modify ordinance to include voluntary high-achieving measures and eligible incentives for projects not seeking special approvals to go above and beyond

Potential Benefits:

- Encourages more projects to achieve higher green building thresholds
- Specifies the type of high-performing measures desired to achieve City's climate goals
- Further signals the City's desire for excellence in green building design and construction

Current Concerns:

- Competition with other existing incentives or concessions
- Effectiveness of mandating greener projects vs. offering incentives
- Application of incentives citywide vs. strategic areas

Q&A

